

104.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

736,400 / 736,400

736,400 / 736,400

736,400 / 736,400

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
25		LONGMEADOW RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	LUCENTE GERARD/POWERS NATHALI
Owner 2:	TRS/NATHALIE F LUCENTE TRUST
Owner 3:	

Street 1: 25 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LUCENTE NATHALIE -

Owner 2: -

Street 1: 25 LONGMEADOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 8,660 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2353 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8660		Sq. Ft.	Site		0	70.	0.78	4									475,861						475,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8660.000	257,000	3,500	475,900	736,400		66671
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

**USER DEFINED**

Prior Id #1: 66671

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 104.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,200	3500	8,660.	475,900	736,600	736,600	Year End Roll	12/18/2019
2019	101	FV	217,300	3600	8,660.	475,900	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	217,300	3600	8,660.	407,900	628,800	628,800	Year End Roll	12/20/2017
2017	101	FV	217,300	3600	8,660.	380,700	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	217,300	3600	8,660.	326,300	547,200	547,200	Year End	1/4/2016
2015	101	FV	204,100	3800	8,660.	292,300	500,200	500,200	Year End Roll	12/11/2014
2014	101	FV	204,100	3800	8,660.	270,600	478,500	478,500	Year End Roll	12/16/2013
2013	101	FV	204,100	3800	8,660.	258,000	465,900	465,900		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCENTE NATHALI	1364-99		1/22/2009	Family		100	No	No	
	541-128		1/1/1901	Family			No	No	N

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018		MEAS&NOTICE						CC Chris C
3/21/2009		Meas/Inspect						336 PATRIOT
10/26/1999		Meas/Inspect						264 PATRIOT
8/27/1991								KT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

